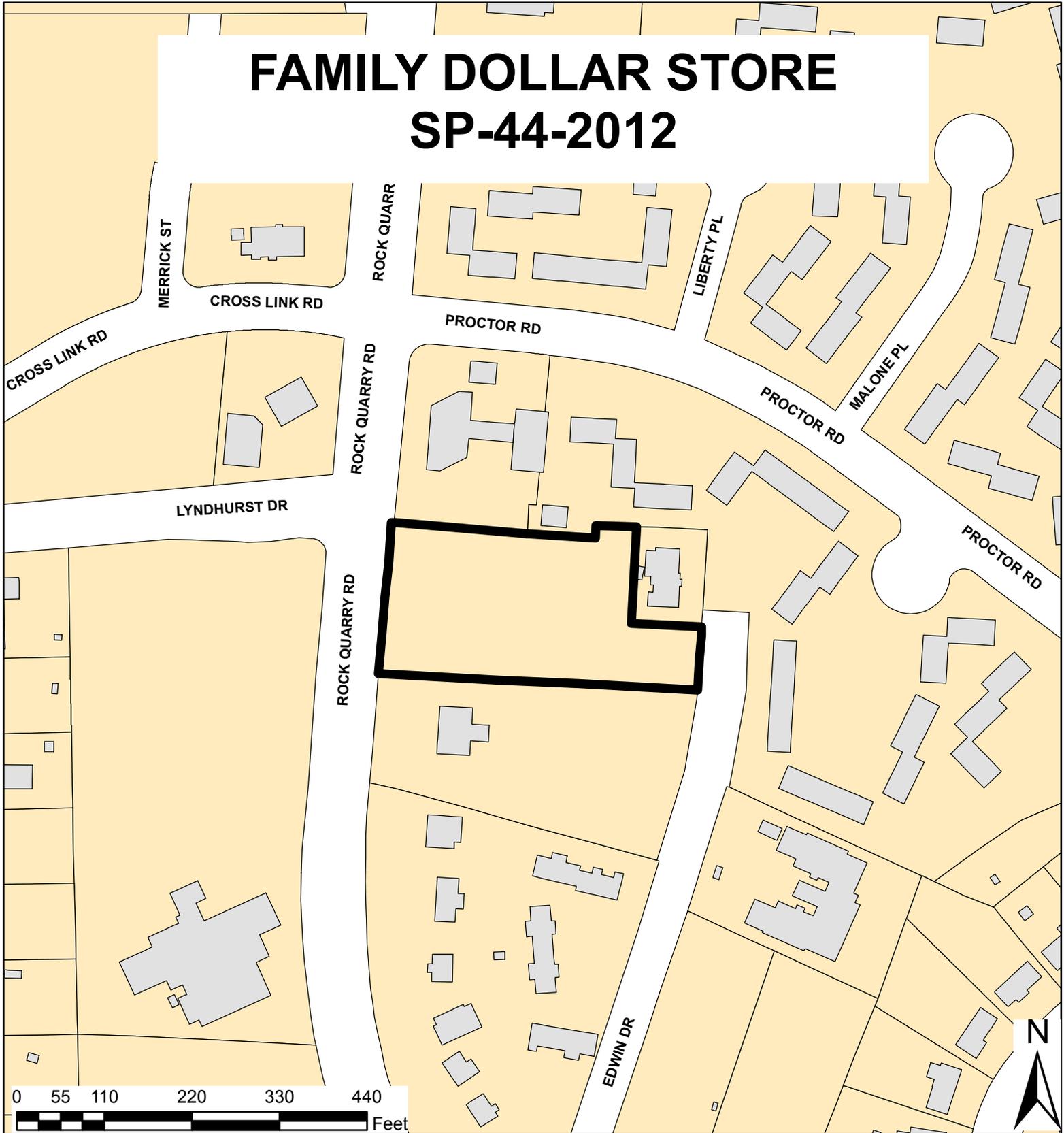


# FAMILY DOLLAR STORE SP-44-2012



Zoning: **NB, CUD**  
CAC: **South**  
Drainage Basin: **Walnut Creek**  
Acreage: **1.4**

Number of Lots: **0**  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**James Marapoti**  
**(919) 996-2642**  
**Withers & Ravenel**  
**(919) 535-5149**



# Planning & Development

## Customer Service Center

One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-516-2495  
 Fax 919-516-2685

SP-44-12

### Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  344796
<small>* May require Planning Commission or City Council Approval</small>		

## Section A

### GENERAL INFORMATION

Development Name Family Dollar Store # 703539

Proposed Use Retail Store

Property Address(es) 2001 Rock Quarry Rd.

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1712 59 1386

P.I.N.

P.I.N.

P.I.N.

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

#### PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

#### PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.  
 Project is within 400 ft of residential uses.

#### CLIENT (Owner or Developer)

Company C4 Development, LLC

Name (s) J Austin Williams

Address 8480 Honeycutt Rd., Suite 200 Raleigh, NC 27615

Phone 919-256-3020

Email awilliams@croslandsoutheast.com

Fax

#### CONSULTANT (Contact Person for Plans)

Company Withers & Ravenel

Name (s) Daniel Miller, PE

DMiller@withersRavenel.com

919 535-5149

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) CUD-NB	Proposed building use(s) <b>Retail</b>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District	Proposed Building(s) sq. ft. gross <b>8,320</b>
Total Site Acres 1.47 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>8,320</b>
Off street parking Required 42 Provided 42	Proposed height of building(s) <b>20'</b>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>.013</b>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <b>13.03%</b> (site plans only)
CUD (Conditional Use District) case # Z-59-94	

**Stormwater Information**

Existing Impervious Surface <b>0 / 0</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>0.7144 / 31,119</b> acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

The proposed use is consistent with the vision, themes, and policies contained in the Comprehensive Plan 2030. The parcel is appropriately zoned for the intended use and community facilities and streets are available at City standards to serve the proposed use.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	<b>If Yes, please answer the questions below:</b> a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Daniel Miller, PE of Withers & Ravenel to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

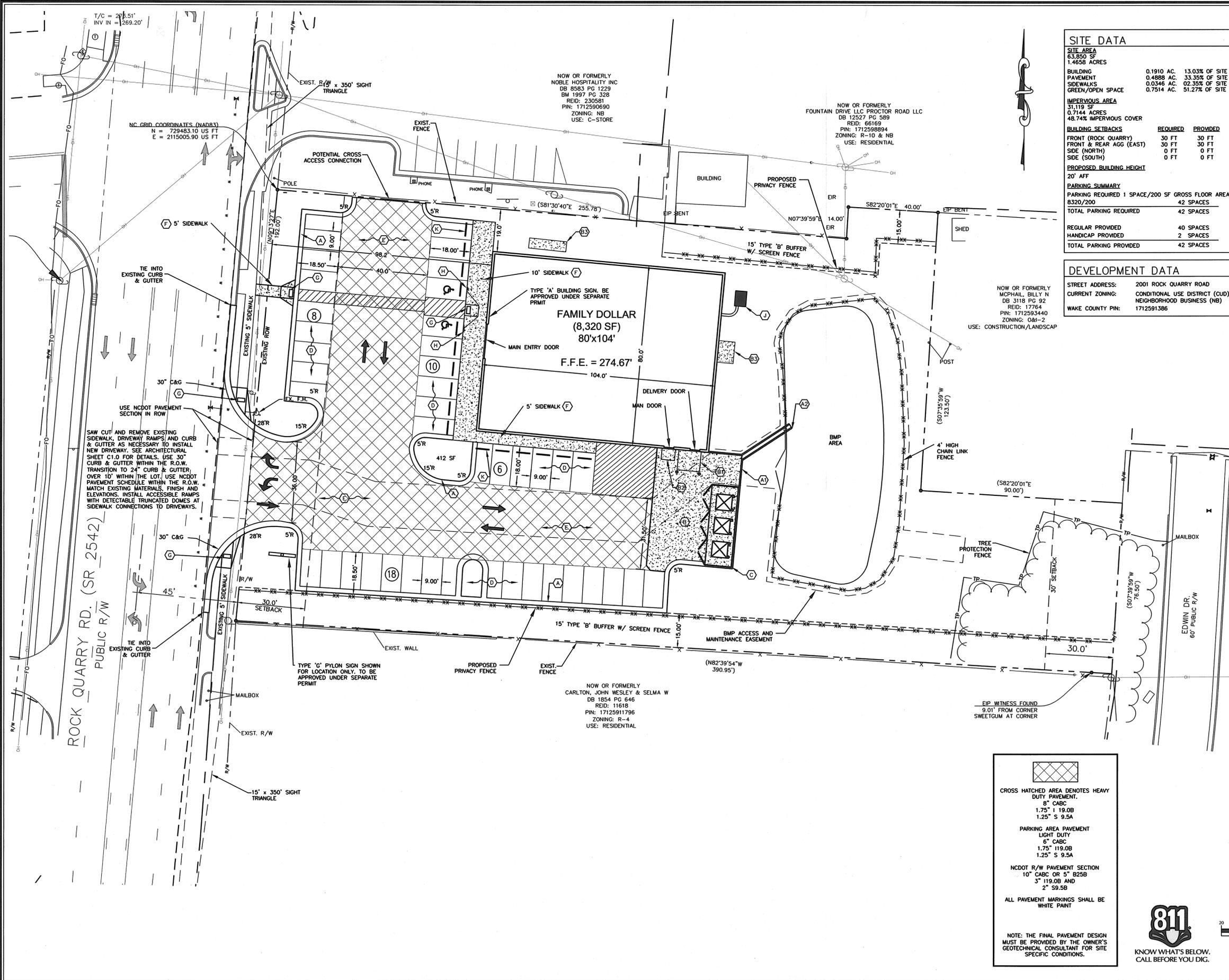
I/we have read, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 10.05.12

Signed \_\_\_\_\_ Date \_\_\_\_\_

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



**SITE DATA**

**SITE AREA**  
 63,890 SF  
 1.4658 ACRES

BUILDING	0.1910 AC.	13.03% OF SITE
PAVEMENT	0.4888 AC.	33.35% OF SITE
SIDEWALKS	0.0346 AC.	0.25% OF SITE
GREEN/OPEN SPACE	0.7514 AC.	57.27% OF SITE

**IMPERVIOUS AREA**  
 31,119 SF  
 0.7144 ACRES  
 48.74% IMPERVIOUS COVER

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (ROCK QUARRY)	30 FT	30 FT
FRONT & REAR AGG (EAST)	30 FT	30 FT
SIDE (NORTH)	0 FT	0 FT
SIDE (SOUTH)	0 FT	0 FT

**PROPOSED BUILDING HEIGHT**  
 20' AFF

**PARKING SUMMARY**  
 PARKING REQUIRED 1 SPACE/200 SF GROSS FLOOR AREA  
 8320/200 = 42 SPACES  
 TOTAL PARKING REQUIRED 42 SPACES

REGULAR PROVIDED	40 SPACES
HANDICAP PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	42 SPACES

**DEVELOPMENT DATA**

CURRENT ADDRESS: 2001 ROCK QUARRY ROAD  
 8320/200  
 NEIGHBORHOOD BUSINESS (NB)  
 WAKE COUNTY PIN: 1712591386

- SHEET NOTES:**
- 1) ALL WORK MUST COMPLY WITH ICC/ANSI A117.1-2003
  - 2) THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK ON THE SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED OR UTILITY LOCATION DIFFICULTIES.
  - 3) PRIOR TO COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL CONTACT 811 A MINIMUM OF 48 HOURS IN ADVANCE.
  - 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A SITE HEALTH AND SAFETY PROGRAM COMPLIANT WITH LOCAL AND OSHA REGULATIONS.
  - 5) UNLESS NOTED OTHERWISE, ALL SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARD HIGHWAY SIGNS MANUAL. SIGNS SHALL BE AS FOLLOWS:  
 STOP SIGN R1-1, 30"x30"  
 DO NOT ENTER R5-1, 30"x30"  
 MAXIMUM PENALTY R7-BD  
 VAN ACCESSIBLE R7-BE
  - 6) PAVEMENT SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL REPORT AS PROVIDED BY S&E INC. DATED FEB 2, 2012.
  - 7) ALL CURB AND GUTTER IN PUBLIC RIGHT-OF-WAYS SHALL BE 30-INCH WIDE. CURB AND GUTTER ON SITE SHALL BE 24-INCH WIDE.

- GENERAL NOTES**
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND NCDOT, IF APPLICABLE.
  2. BOUNDARY SURVEY PROVIDED BY MURPHY GEOMATICS.
  3. ALL REQUIRED PARKING SPACES SHALL BE 18.0' X 9.0' MIN. OR AS SHOWN ON PLANS.
  4. ALL REQUIRED HANDICAP SPACES SHALL BE 18' X 8' MINIMUM OR AS SHOWN ON PLANS WITH A VAN ACCESSIBLE AISLE THAT IS 18' X 8' MINIMUM.
  5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  6. PAVEMENT MARKING LINES FOR PARKING SPACES SHALL BE 4" WIDE WHITE PAINT.
  7. SEE DETAILS FOR ACCESSIBLE PARKING AND SIGNAGE PLAN.
  8. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR HARDSCAPE / SIDEWALK AREAS ADJACENT TO BUILDING.
  9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. DIMENSIONS SHOWN FOR REFERENCE ONLY.
  10. ROCK QUARRY ROAD IS ASPHALT.

**SIGHT DISTANCE NOTE**

NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

- FAMILY DOLLAR NOTES:**
- 1) DUMPSTER PAD AND APRON SHALL BE MIN. 8" 3,500 PSI CONCRETE SLAB REINFORCED WITH MIN. #4 REBARS @12-IN. ON CENTER IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF THE SLAB. PROVIDE TWO (2) PIPE BOLLARDS PER FDS DETAIL AT THE REAR OF PAD BEHIND EACH DUMPSTER.
  - 2) PROVIDE MIN. 8" X 8" X 4" THICK 3,500PSI CONCRETE PAD WITH 1-6" PIPE BOLLARD @ EACH CORNER OF THE PAD FURTHEST AWAY FROM THE BUILDING. REINFORCE CONCRETE PAD WITH MIN. 6X6 W1.4XW1.4 WWF LOCATED IN THE UPPER THIRD OF THE SLAB.
  - 3) PROVIDE MIN. 5" X 5" X 4" THICK 3,500PSI CONCRETE PAD AT EVERY MAN DOOR THAT DOES NOT EXIT DIRECTLY TO A SIDEWALK. REINFORCE CONCRETE PAD WITH MIN. 6X6 W1.4XW1.4 WWF LOCATED IN THE UPPER THIRD OF THE SLAB.
  - 4) PROVIDE 6" THICK 3,500 PSI CONCRETE PAD AT HVAC EQUIPMENT LOCATIONS. SIZE PER DETAIL IN ARCHITECTURAL PLANS OR BASED ON THE SIZE OF THE SELECTED EQUIPMENT. REINFORCED WITH MIN. #4 REBARS @12-IN. ON CENTER IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF THE SLAB.
  - 5) ALL SIDEWALKS TO BE CONSTRUCTED OF MIN. 4" THICK 3,500 PSI CONCRETE. REINFORCE CONCRETE SIDEWALKS WITH MIN. 6X6 W1.4XW1.4 WWF. ALL SIDEWALKS SHALL HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5' SPACING IN ANY DIRECTION.
  - 6) PRECAST CONCRETE WHEEL STOPS SHALL BE PROVIDED AT EACH PARKING STALL. ALL WHEEL STOPS SHALL BE DOWELED TO THE PAVEMENT & LOCATED 2' FROM EDGE OF OBSTRUCTION, EDGE OF PAVEMENT, OR FACE OF CURB. WHEEL STOPS SHALL BE USED AS PARKING CONTROL ALONG THE BUILDING OR RETAINING WALL. ALL WHEEL STOPS SHALL BE PAINTED "SAFETY YELLOW" OR AS CODE REQUIRES.
  - 7) ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH THE USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE FDS REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS STATED BELOW. PARKING STALL STRIPING SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS ETC. SHALL CONFORM WITH THE LATEST VERSION OF THE "MUTCD" MANUAL.
  - 8) SEE SHEET C-1 "SITE PLAN CRITERIA" IN THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

- NOTES KEYED TO PLAN**
- (A) 24-INCH CONCRETE CURB AND GUTTER
  - (A1) 6" HIGH MONOLITHIC CONCRETE CURB
  - (A2) 18" WIDE CONCRETE FLUME
  - (B) 3,500 PSI, 8" THK. CONCRETE, 4" CRUSHED ABC DUMPSTER PAD
  - (B1) 3,500 PSI, 4" THK. CONCRETE, SEE FDS NOTES
  - (B2) 3,500 PSI, 4" THK. CONCRETE, SEE FDS NOTES
  - (B3) 3,500 PSI, 6" THK. CONCRETE, SEE FDS NOTES
  - (C) MASONRY DUMPSTER ENCLOSURE W/ WOODEN GATE
  - (D) LIGHT DUTY ASPHALT PAVEMENT
  - (E) HEAVY DUTY ASPHALT PAVEMENT
  - (E1) NCDOT PAVEMENT SECTION
  - (F) CONCRETE SIDEWALK, SEE FDS NOTES
  - (G) ACCESSIBLE RAMP W/TRUNCATED DOMES
  - (H) ACCESSIBLE PARKING SIGNAGE
  - (I) LANDSCAPE AREA
  - (J) CONCRETE TRANSFORMER PAD PER PROGRESS ENERGY REQUIREMENTS
  - (K) CONCRETE WHEEL STOPS
  - (L) PARKING SPACE COUNT

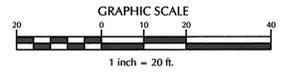
CROSS HATCHED AREA DENOTES HEAVY DUTY PAVEMENT.  
 8" C&G  
 1.75" I 19.0B  
 1.25" S 9.5A

PARKING AREA PAVEMENT  
 LIGHT DUTY  
 6" C&G  
 1.75" I 19.0B  
 1.25" S 9.5A

NCDOT R/W PAVEMENT SECTION  
 10" C&G OR 5" B25B  
 3" I 19.0B AND  
 2" S 9.5B

ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT

NOTE: THE FINAL PAVEMENT DESIGN MUST BE PROVIDED BY THE OWNER'S GEOTECHNICAL CONSULTANT FOR SITE SPECIFIC CONDITIONS.



NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

No.	Revision	Date	By	Designer	Scale
				W&R	1" = 20'
				GAS/ALP	9/21/12
				DM	02110425.0

**FAMILY DOLLAR STORE - #703539**

**SITE PLAN**

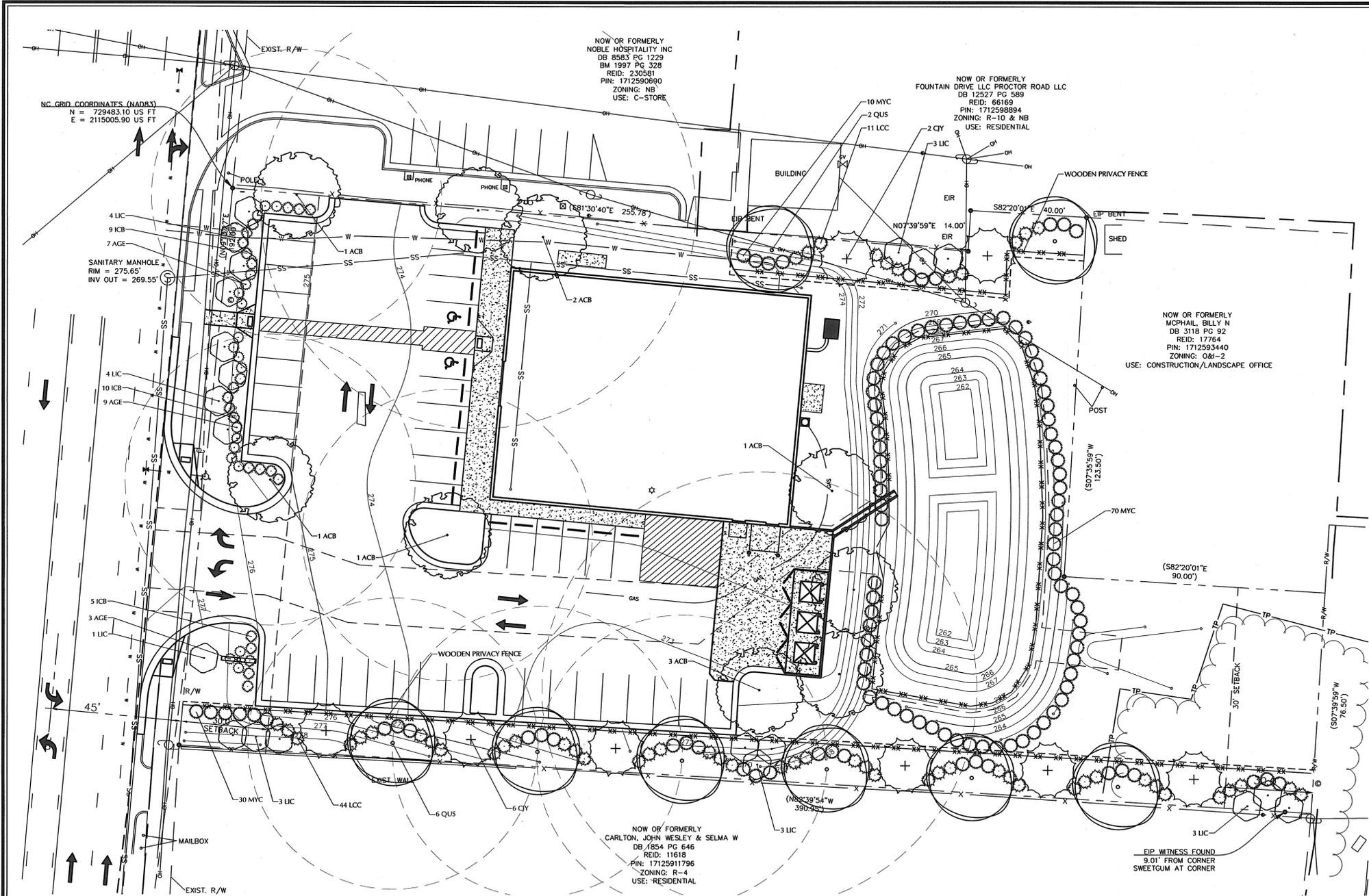
Raleigh Wake County North Carolina

**WITHERS & RAVENEL**  
 ENGINEERS | PLANNERS | SURVEYORS

111 MacKenzie Drive Cary, North Carolina 27511 tel: 919-469-3340 www.withersravenel.com License No. C-0832

Sheet No. **C1.0**

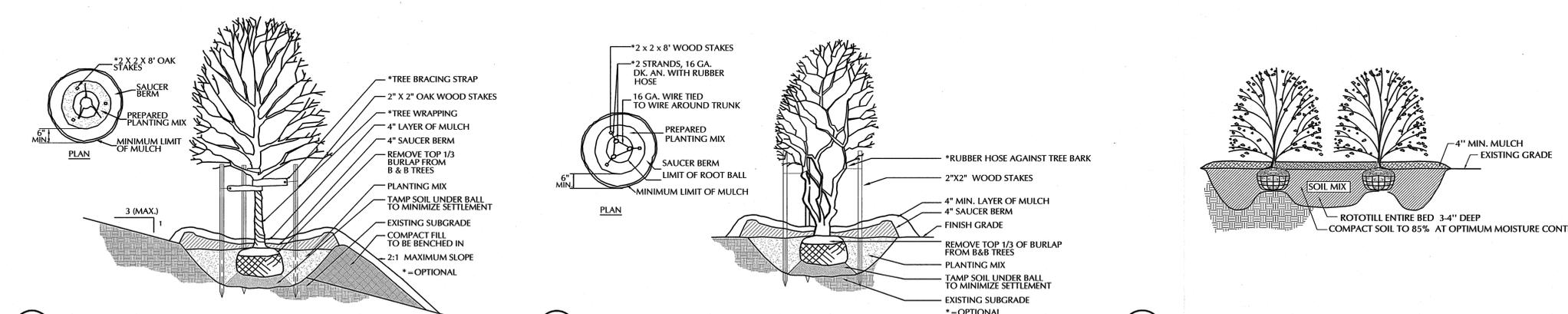
K:\11\11-0425-Family Dollar - Rock Quarry\CONSTRUCTION DRAWINGS\SHEET 1.0.dwg - Thursday, October 04, 2012 3:09:23 PM - MILLER, DANIEL



MASTER PLANT SCHEDULE									
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES	9.17.12
TREES	8	QUS	Quercus shumardii 'Shumard'	Shumard Oak	B&B	3"	12'-14'	MATCHED SPECIMENS	
	9	ACB	Acer buergerianum	Trident Maple	B&B	3"	12'-14'	MATCHED SPECIMENS	
	8	CJY	Cryptomeria japonica 'Yoshino'	Japanese Cedar	B&B	2"	8'-10'	MATCHED SPECIMENS	
SHRUBS	21	LIC	Lagerstroemia indica 'Centennial Spirit'	Crape Myrtle	B&B	2"	5'-6'	MATCHED SPECIMENS	
	24	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.	3 Gal.	18"-24"	4" O.C.	
	19	AGE	Abelia grandiflora 'Edward Goucher'	Abelia	CONT.	3 Gal.	18"-24"	4" O.C.	
	115	MYC	Myrica cerifera	Wax Myrtle	CONT.	3 Gal.	24"-36"	5" O.C.	
	55	LCC	Loropetalum chinense 'Carolina Midnight'	Chinese Witchhazel	CONT.	3 Gal.	24"-36"	5" O.C.	

- ### GENERAL LANDSCAPE NOTES
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALLS, ETC., REFER TO THE SITE AND GRADING PLANS.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
  - TREE PROTECTION FENCE SHALL SURROUND ALL EXISTING PLANTINGS AND EXISTING BUFFER AREAS.
  - ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETE. THE FENCE SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
  - THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
  - ALL HVAC SYSTEMS AND TRASH BINS WILL BE SCREENED FROM OFF-SITE VIEWS.
  - ALL DUMPSTER AND RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
  - NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5 FEET OF A SIDEWALK.
  - ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
  - ALL TREES AND SHRUBS SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
  - ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 4" OF CLEAN PINE STRAW. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
  - TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
  - ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A TRUNK OF ONE CANOPY TREE OR 75 FEET OF TWO TREES SPACED MAX. 50 FEET APART.
  - FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED BY THE OWNER.
  - VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.

- ### ORDINANCE LANDSCAPE REQUIREMENTS
- ROCK QUARRY ROAD STREET PROTECTIVE YARD (S.P.Y.):**
- 192 LF OF STREET YARD MINUS 43 LF SITE DRIVEWAY = 149 LF
  - 30' WIDTH S.P.Y. REQUIRED
  - 6" CALIPER INCHES/50 LF S.P.Y. = 18" CALIPER REQUIRED - 18" PROVIDED
- SOUTHERN TRANSITIONAL PROTECTIVE YARD (T.P.Y.):**
- 389 LF TRANSITIONAL PROTECTIVE YARD
  - TYPE "B" T.P.Y. MIN. DEPTH OF 15' REQUIRED WITH FENCE INSTALLED, 15' DEPTH PROVIDED
  - 6' HT. OPAQUE FENCE TO BE INSTALLED IN T.P.Y.
  - 1 TREE/20 LF OF FENCE IN T.P.Y. = 20 TREES REQ., 20 TREES PROVIDED\*
  - (30% OF TREES PROVIDED ARE EVERGREEN)
  - ONE (1) ROW OF EVERGREEN SHRUBS SPACED FIVE (5) FEET ON CENTER WITH AN EXPECTED HEIGHT OF SIX (6) FEET REQUIRED - PROVIDED
- NORTHERN TRANSITIONAL PROTECTIVE YARD (T.P.Y.):**
- 135 LF TRANSITIONAL PROTECTIVE YARD
  - TYPE "B" T.P.Y. MIN. DEPTH OF 15' REQUIRED WITH FENCE INSTALLED, 15' DEPTH PROVIDED
  - 6' HT. OPAQUE FENCE TO BE INSTALLED IN T.P.Y.
  - 1 TREE/20 LF OF FENCE IN T.P.Y. = 7 TREES REQ., 7 TREES PROVIDED\*
  - (28% OF TREES PROVIDED ARE EVERGREEN)
  - ONE (1) ROW OF EVERGREEN SHRUBS SPACED FIVE (5) FEET ON CENTER WITH AN EXPECTED HEIGHT OF SIX (6) FEET REQUIRED - PROVIDED
- VEHICULAR SURFACE AREA (V.S.A.):**
- 20,116 SF V.S.A.
  - (1) 2" CAL. TREE PER 2,000 SF V.S.A. = 10 TREES REQ. - 10 TREES PROVIDED
  - (1) 18" HT. SHRUB PER 500 SF V.S.A. = 40 SHRUBS REQ. - 42 SHRUBS PROVIDED
  - ALL PARKING SPACES SHALL BE WITHIN 50' OF A SHADE TREE. SEE DASHED CIRCLES ON PLAN.
- \* TREE SPECIES/SIZES PROPOSED UNDER UTILITY LINES HAVE BEEN SELECTED TO CONFORM TO UTILITY LINE RESTRICTIONS (12' HEIGHT MAX. TREES/SHRUBS ALLOWED UNDER UTILITY LINES).



- ### SHRUB PLANTING BED NOTES:
- BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN
  - PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER, IF REQUESTED BY OWNER
  - REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL
  - COMPLETELY REMOVE ALL STRINGS, RIBBONS, TAGS, AND OTHER FOREIGN OBJECTS FROM THE PLANT.
  - SCARIFY ROOTS OF ALL CONTAINER SUPPLIED PLANTS
  - PLANT SPACING VARIES - (SEE PLANT SCHEDULE)
  - ALL SHRUBS TO BE PLANTED IN MULCHED BEDS
  - PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES. PRUNE WHEN FIRST INSTALLED, EXCEPT IF PLANT IS IN BLOOM. ALL PRUNING MUST OCCUR WHEN PLANT IS NOT IN BLOOM.
  - ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX
  - SOIL MIX: 2/3 TOPSOIL & 1/3 ORGANIC MATTER
  - TOP DRESS BED WITH 10-6-4 FERTILIZER AT THE RATE OF 5 LBS. PER 100 S.F. OF BED AREA. FOLLOW INSTRUCTIONS ON PLANT LABELS FOR APPLICABLE FERTILIZER APPLICATION INFORMATION.

**811**  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.

WORTH CAROLINA  
LANDSCAPE ARCHITECT  
DURT A. PEIER  
10.05.12

GRAPHIC SCALE  
1 inch = 20 ft.